

# Sustain-A-City: Infrastructure and Services

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Planning and Development



Reflecting  
Raleigh

THE NEXT COMPREHENSIVE PLAN



Raleigh  
Planning



# Agenda

- What's driving Raleigh growth?
- How has Raleigh grown?
- How does this growth pattern impact public services?
- What does our current plan say about growth?
- Have we been following the plan?
- How should we continue to grow?

# What is Driving Growth?

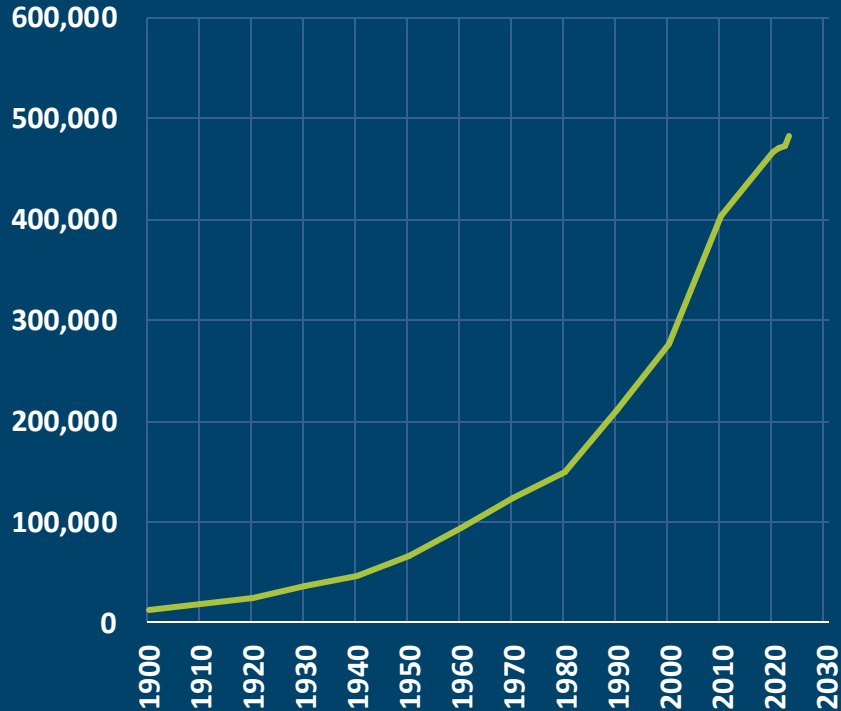


# 2025 Best Performing Cities

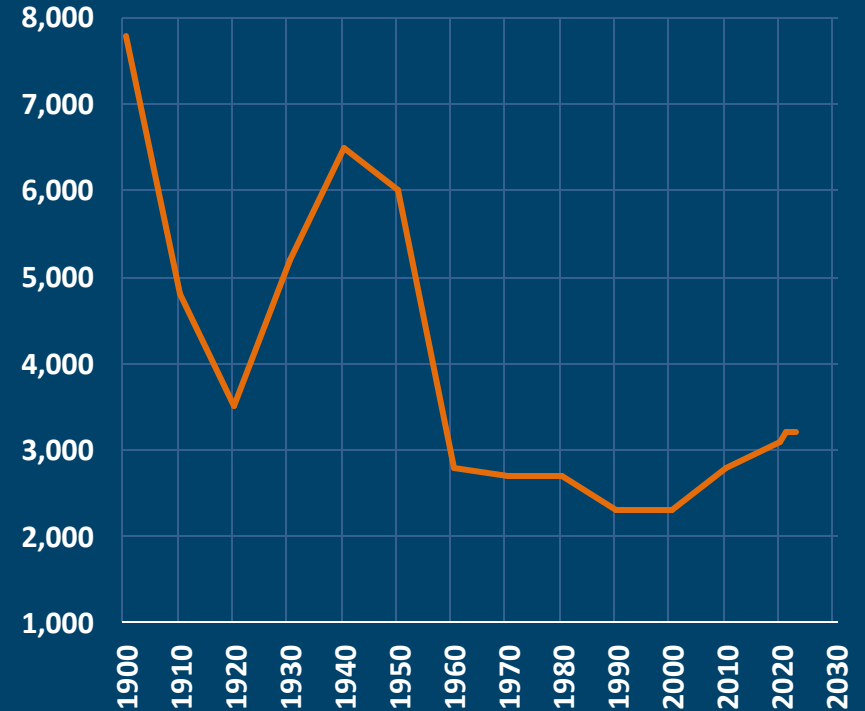
Metro Area	2025 Rank	2024 Rank	2023 Rank
Raleigh, NC	1	2	3
Ogden, UT	2	26	18
Salt Lake City, UT	3	4	19
Huntsville, AL	4	16	40
Colorado Spring, CO	5	15	37
Austin, TX	6	1	2
Fayetteville, AK	7	7	9
Olympia, WA	8	9	42
Palm Bay, FL	9	25	10
Boise, ID	10	3	5

# Population Growth in Raleigh

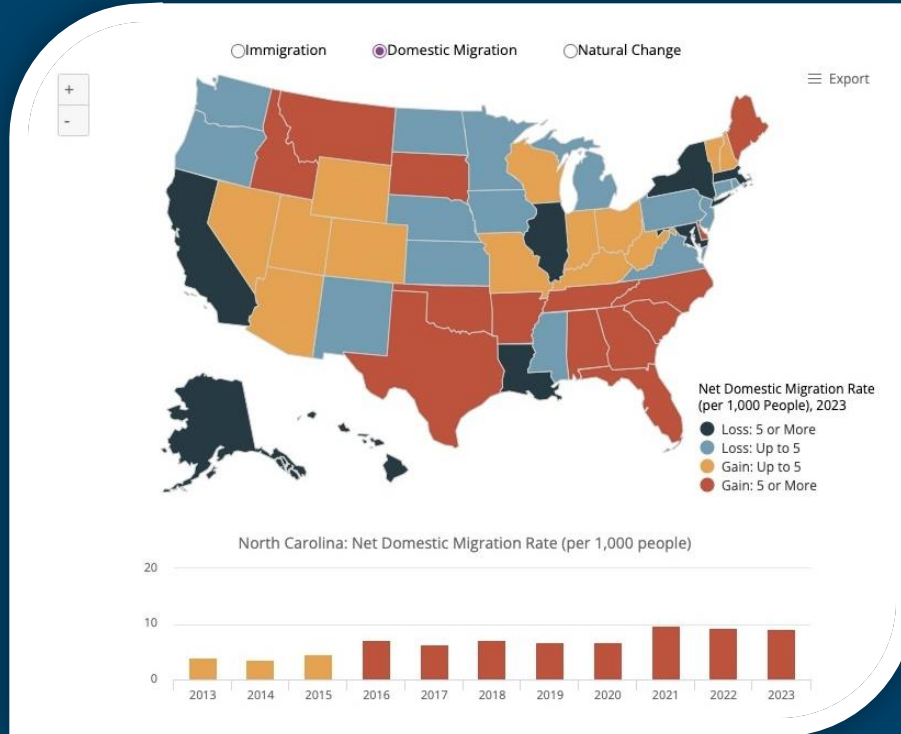
Population, 1900 - 2023



Population Density Per Square Mile



# Population Growth: Moving Patterns



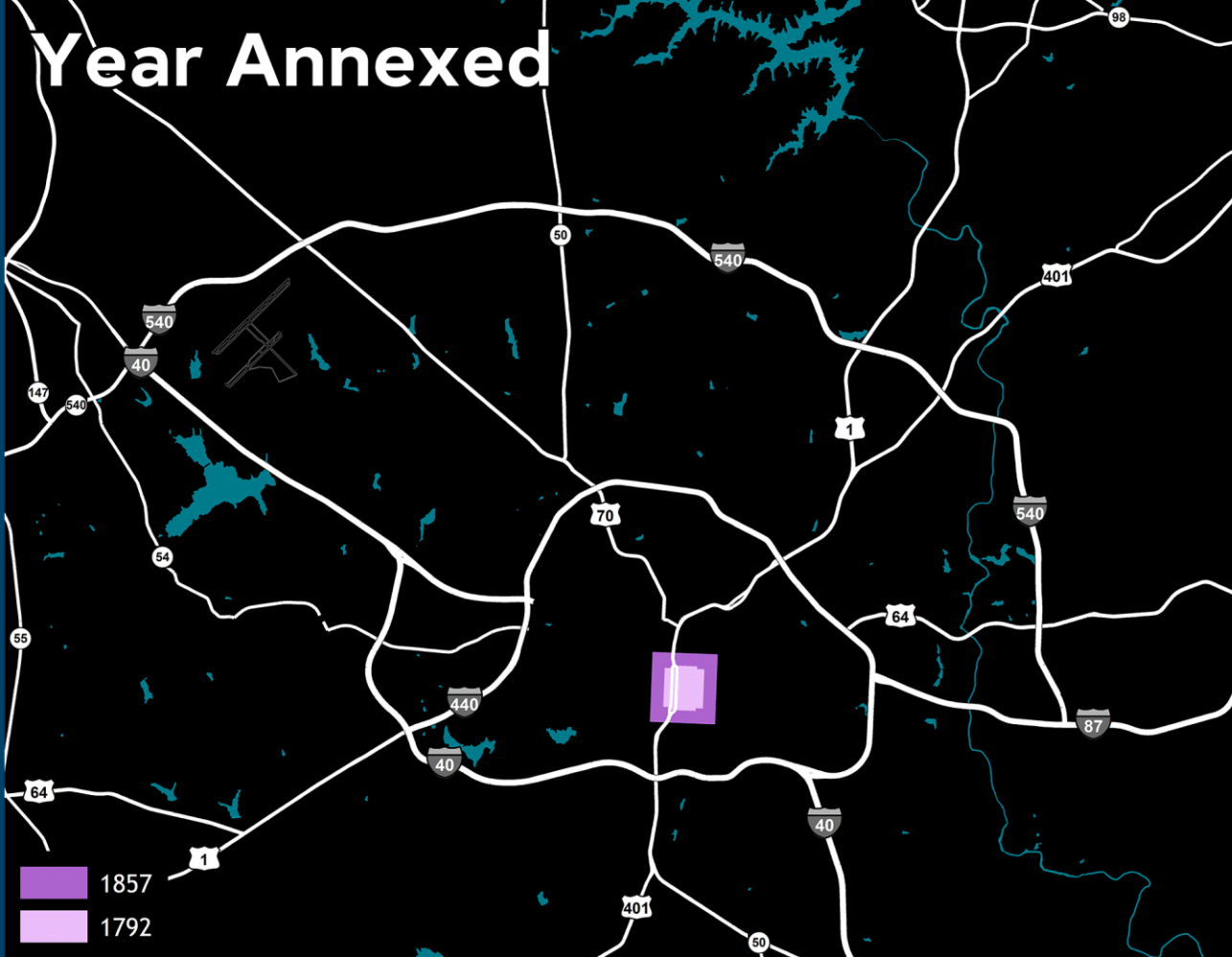
People are moving to **North Carolina** from other states at a faster rate than ever before.



Warmer weather, lower housing costs, job opportunities, and other lifestyle factors are contributing to this migration.

**How has the city  
historically grown?**

# Year Annexed

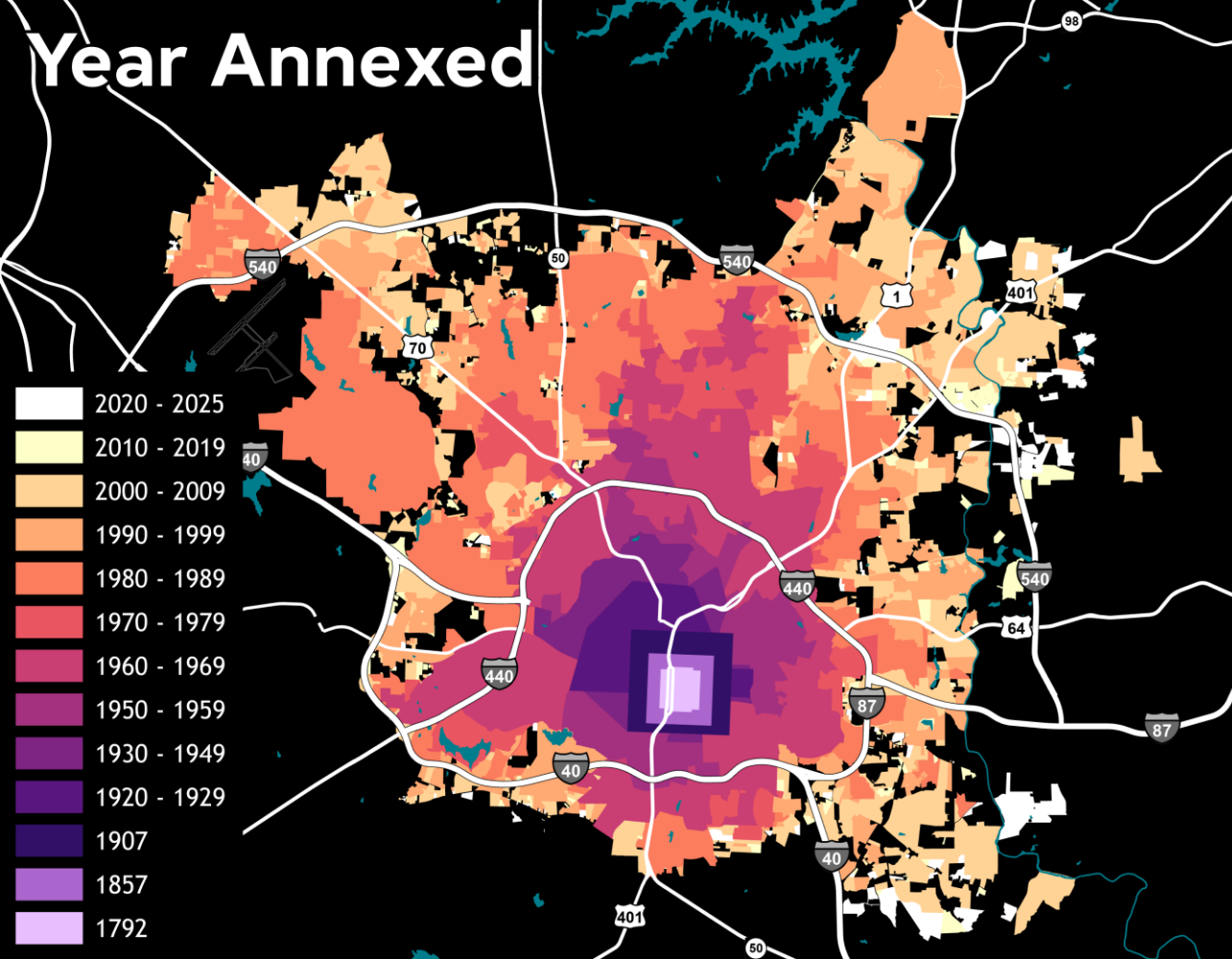


The city has consistently grown outward in low density suburban sprawl from the original gridded 1792 William Christmas Plan.

Historically, the city would involuntarily annex large swaths of already developed areas and bring in public services and infrastructure to serve them.



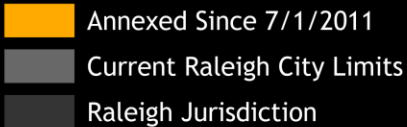
# Year Annexed



In 2011, state law changed and prohibited involuntary annexation.

This was a significant change to planning and development.

Previously, annexations would be more proactive and occur on larger scales allowing the city more foresight on service provision and associated costs.



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# How does this growth pattern impact public services?

Efficient provision of all city services is more expensive when people and places are more spread out.



### Apps, Maps, and Open Data

Putting technology at your  
fingertips



### Arts

Connecting through creativity



### Careers, Jobs, and Volunteering

Come work with us!



### Climate Action and Sustainability

Future proofing Raleigh



### Community

Building a stronger city



### Doing Business

Supporting innovation,  
development and  
entrepreneurship



### Education and Learning

Gain new skills



### Housing



### Planning

Guiding growth and  
conservation for a healthy and  
prosperous Raleigh



### Safety

Services from our RFD, RPD  
and emergency staff



### Stormwater



### Transportation

Services for moving around our  
city



### Water and Sewer

Pay your bill. Report a sewer  
overflow or stormwater issue.  
Stop your water service. We've  
got you covered.



### Youth



### Grants, Funding, and Relief

Investing in Raleigh's people,  
businesses and groups



### Permits

Information on permit and  
inspection services

# The city provides a lot of services.

# Residents are generally satisfied with city services



# Sustain-A-City: Infrastructure & Services

May 29

Joe Minicozzi, Urban 3  
City Panel Discussion

Presentation and  
video recording  
available here



# Panel Discussion

## Key Issues, Challenges & Opportunities

- The city already provides high quality, essential services to residents
  - **Raleigh Fire** answers 57,000 calls each year
  - **Solid Waste** workers make 60,000 stops a day
  - **Raleigh Water** serves Raleigh and 6 neighbor towns
- Population growth can outpace staffing growth
  - **RPD's** police force has grown 3% in the same time population has grown 13%

# Panel Discussion

## Key Issues, Challenges & Opportunities



- **Expanding partnerships** is key to meeting goals for future service



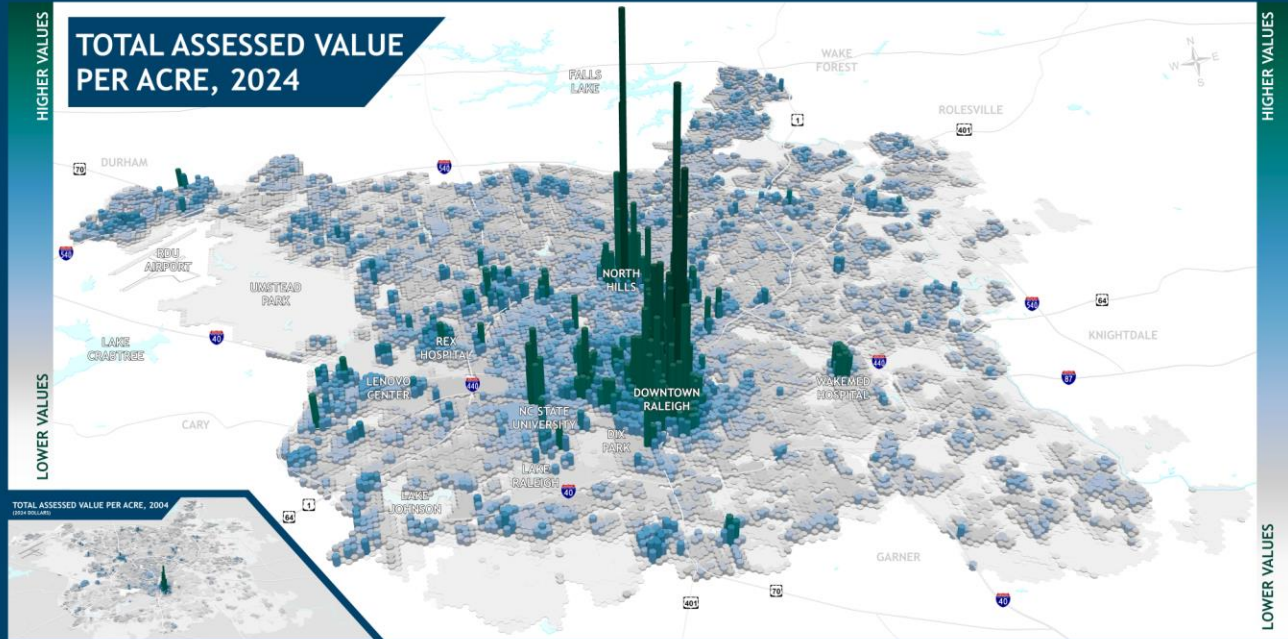
- Departments are **diversifying services** to meet the needs of a growing population



- **Emerging technology** helps meet this need in a sustainable and equitable way

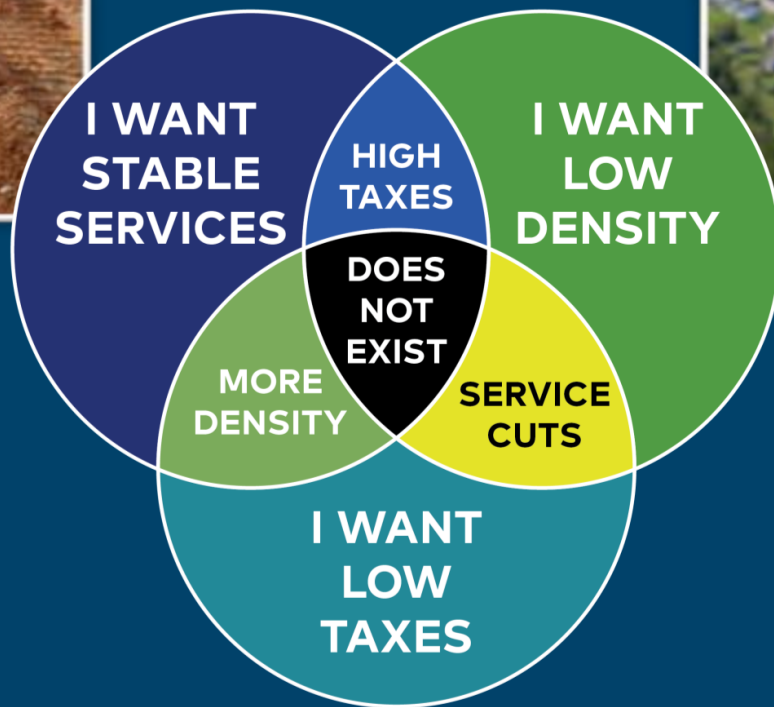


# City Services and Tax Revenue



Public **services** are paid for with **tax revenue**.

If the tax revenue is not high enough to pay for city services, then taxes must be raised, or services must be cut.





**Higher density  
areas use far less  
land per person,  
which means:**



**More people sharing the  
same infrastructure  
(lower per-capita costs)**

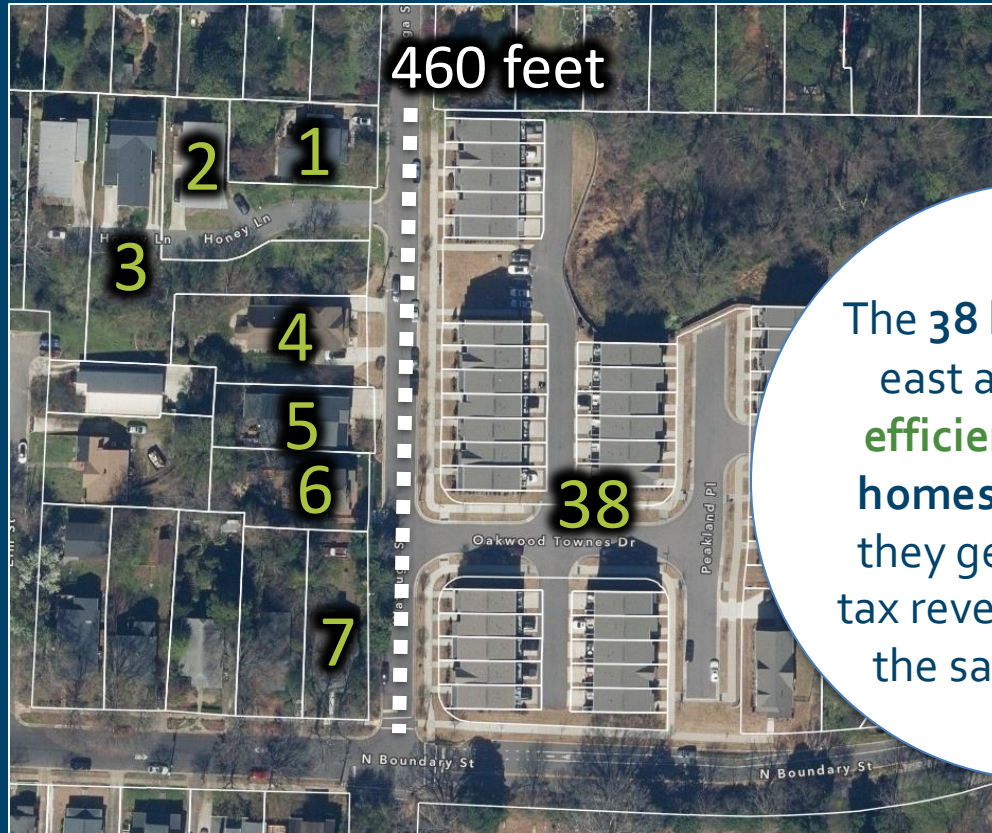


**Higher tax  
yield per acre**



**Lower cost per  
person for things like  
roads, pipes, and  
emergency services**

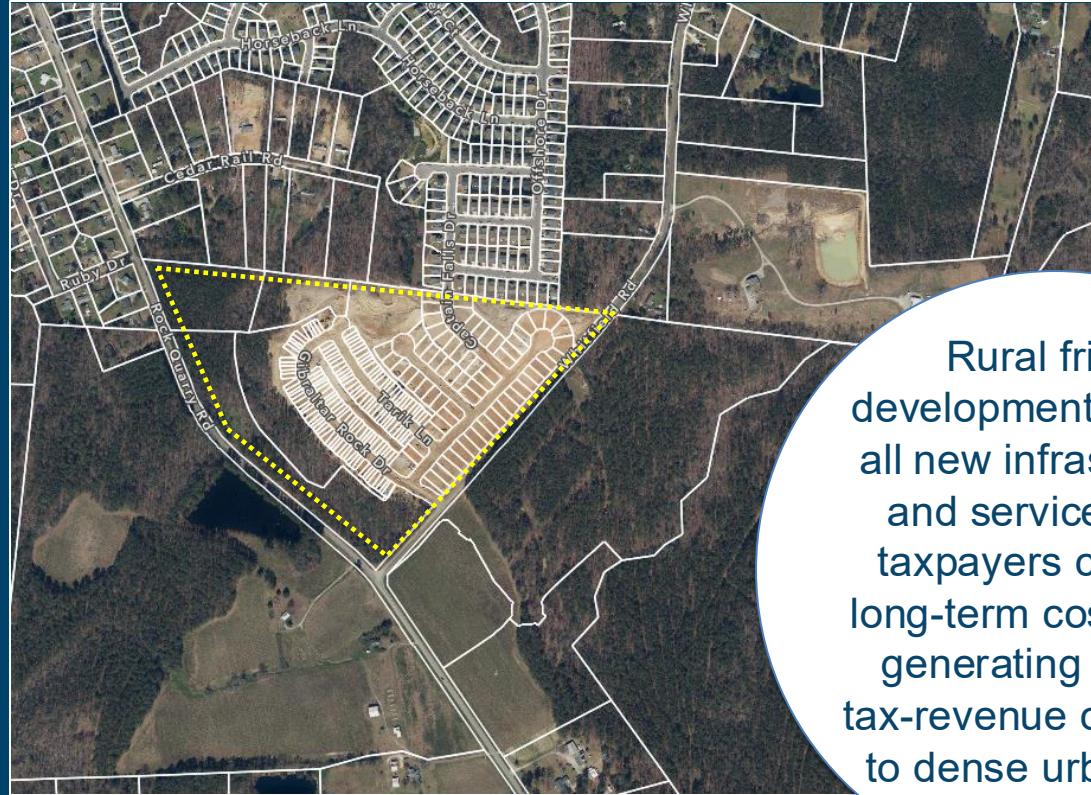
# Suburban Infill



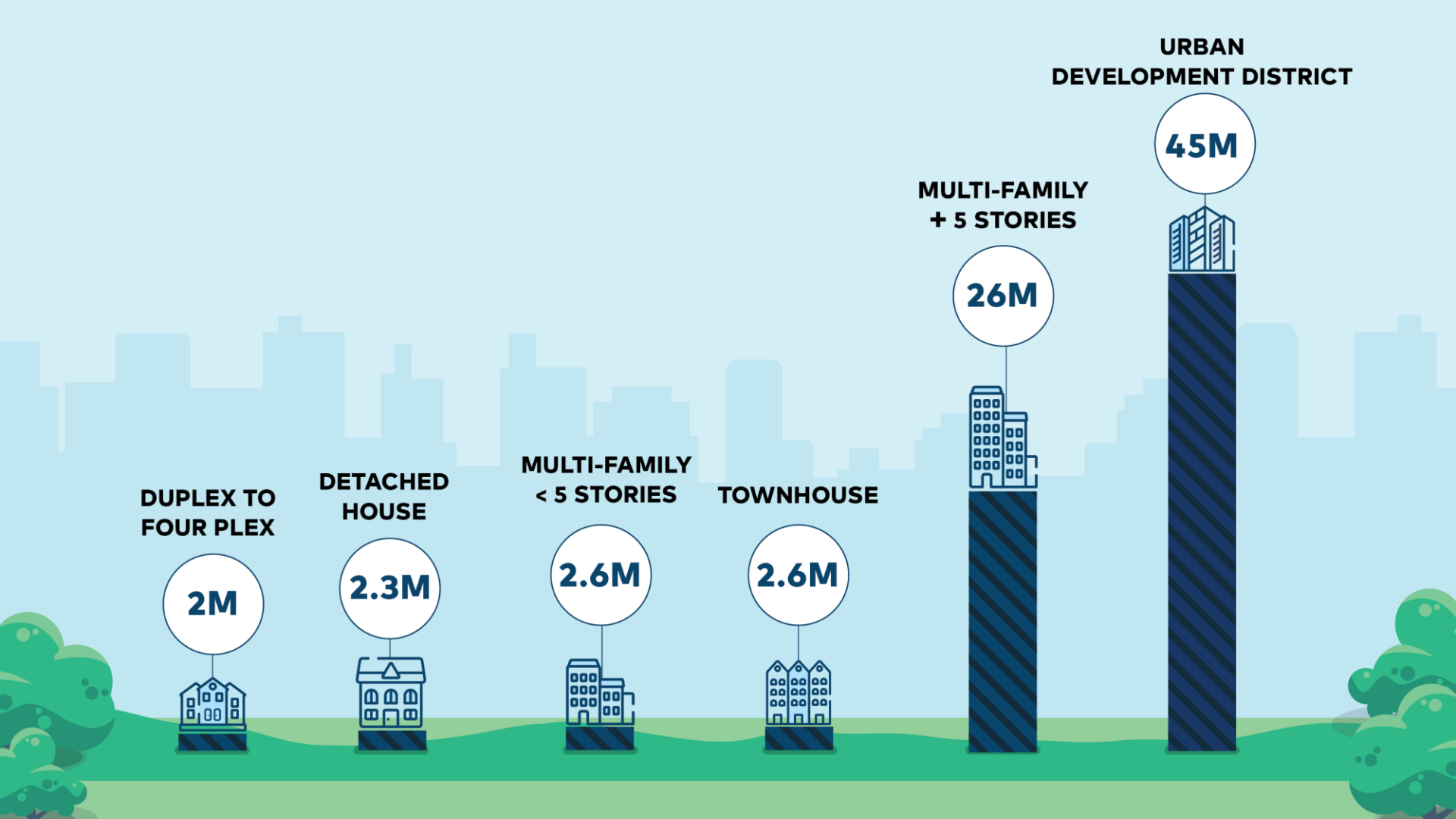
The **38 homes** on the east are more **tax efficient** than the **7 homes** on the west: they generate more tax revenue to pay for the same services.



# Suburban Expansion



Rural fringe development requires all new infrastructure and services, with taxpayers covering long-term costs, while generating far less tax-revenue compared to dense urban infill.



DUPLEX TO  
FOUR PLEX

2M



DETACHED  
HOUSE

2.3M



MULTI-FAMILY  
< 5 STORIES

2.6M



TOWNHOUSE

2.6M



MULTI-FAMILY  
+ 5 STORIES

26M

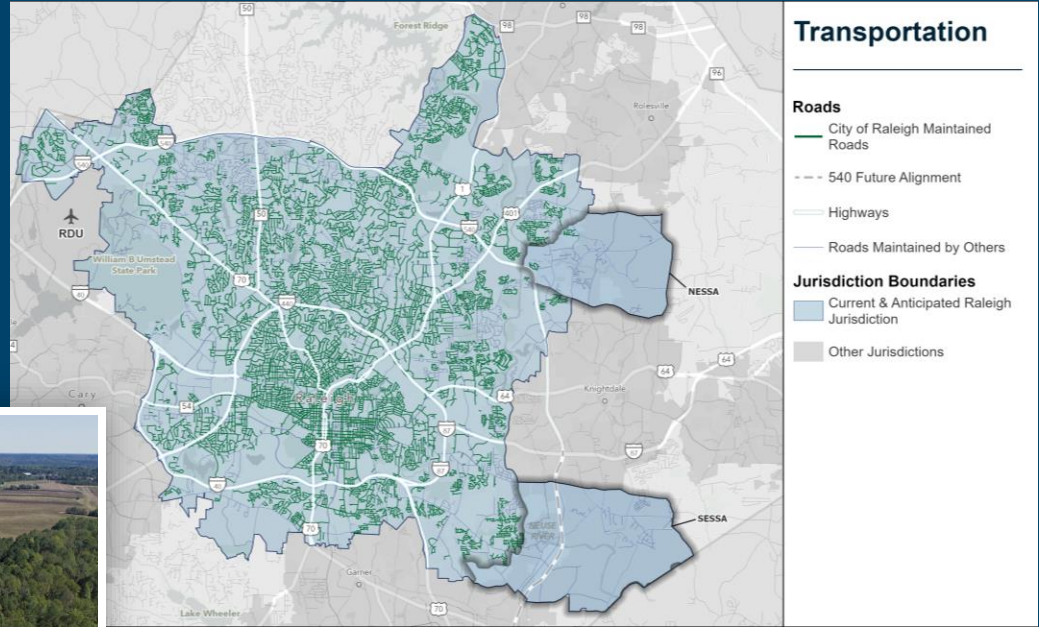


URBAN  
DEVELOPMENT DISTRICT

45M

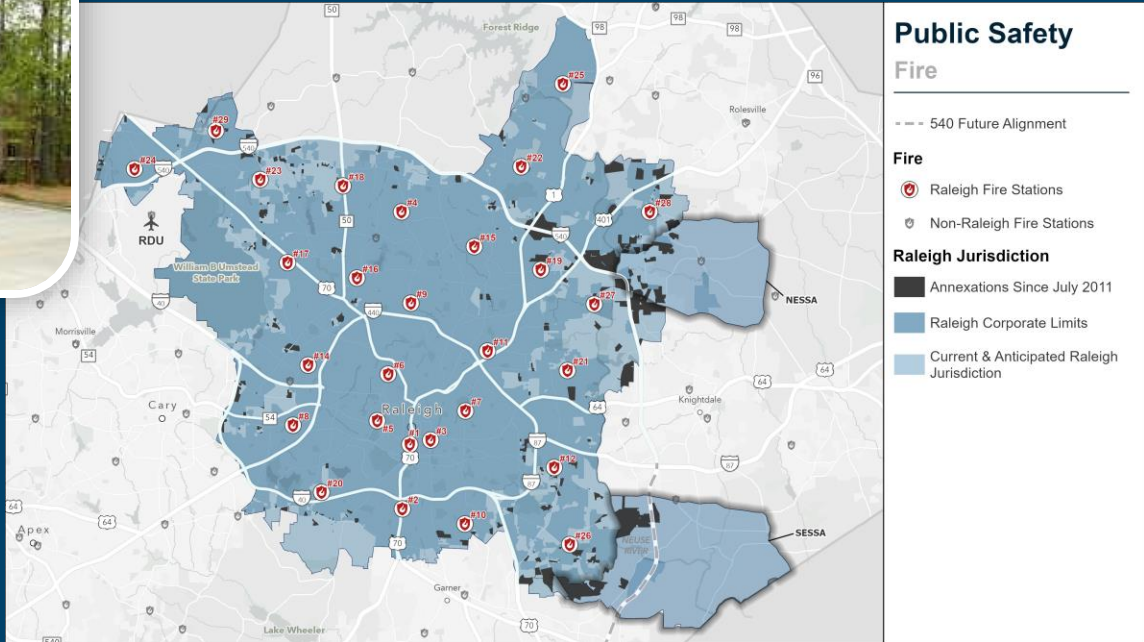


More miles of road and water and sewer lines are needed to serve residents when development is spread out.





More fire fighters, stations, and equipment are needed when homes are spread out because it takes longer to drive further distances

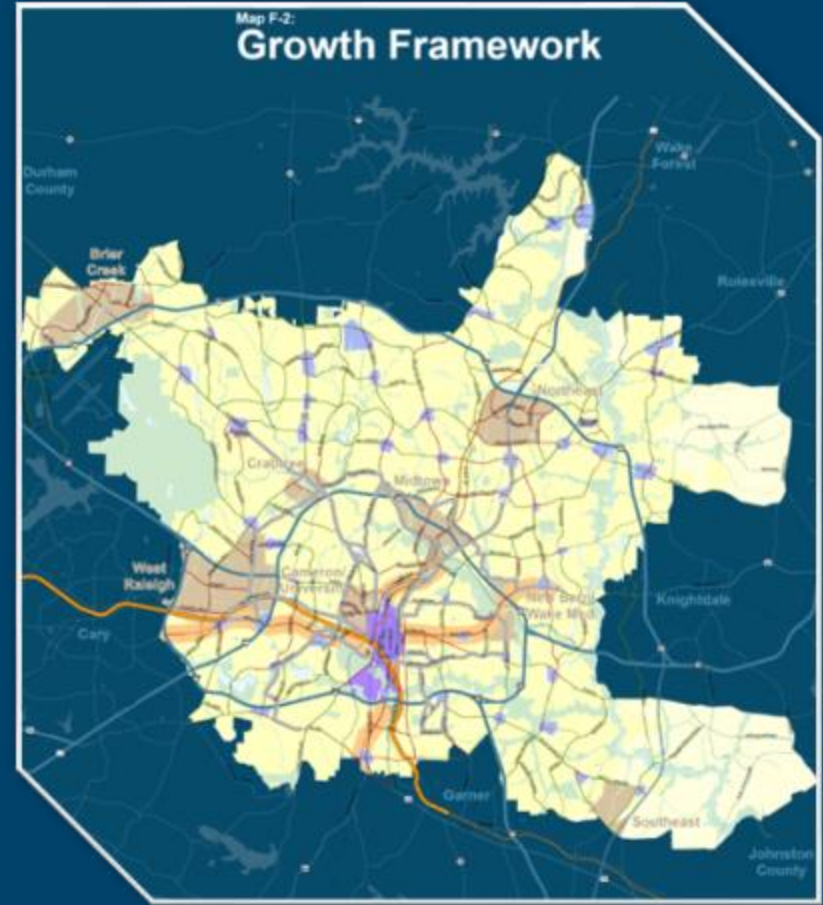




**What does our plan say  
about growth now?**

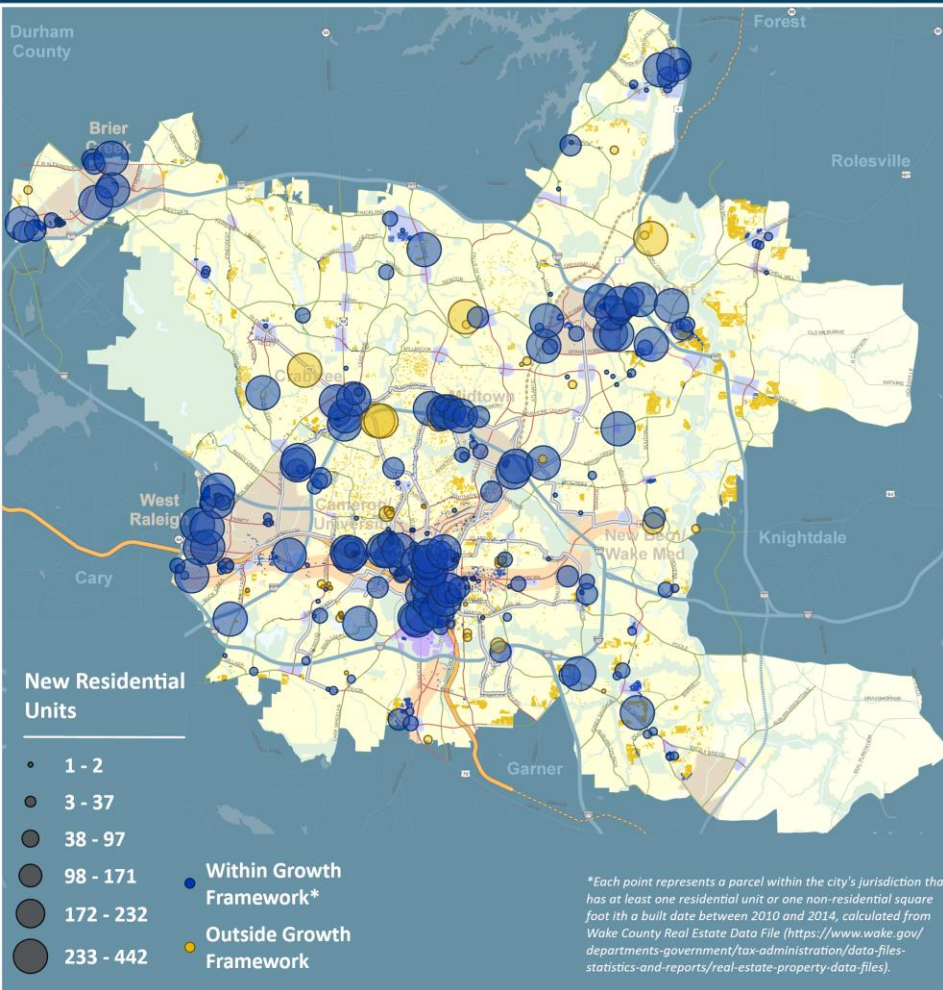
# Focus growth urban areas

- Direct 60% of future growth into **downtown** and **eight city growth centers**, **four BRT corridors**, and **40+ mixed-use community centers**, connected via a network of parkways, frequent bus service routes, and urban streets.
- Half of the 60% should be accommodated within the four BRT corridors.

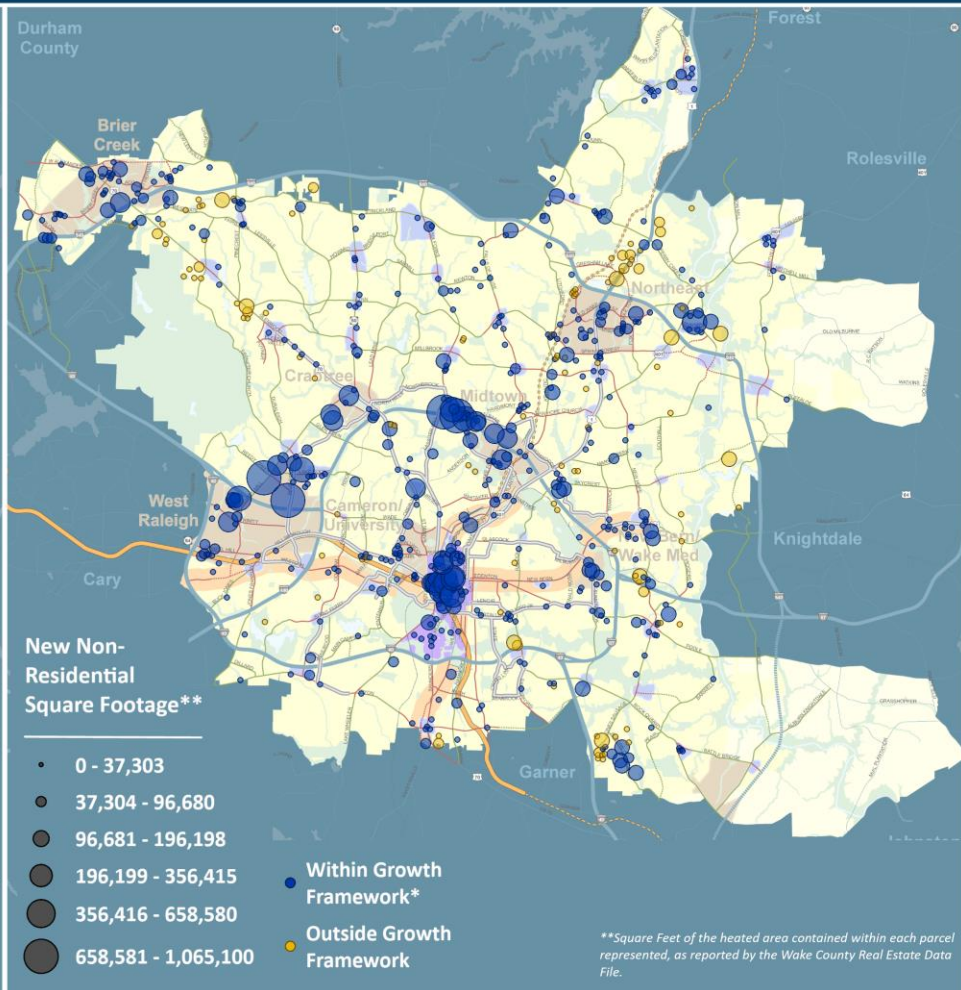


**Have we been  
following the plan?**

# New Residential Units, 2010-2024



# New Non-Residential Square Footage, 2010-2024



# How should we continue to grow?

